



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

FRIDAY, FEBRUARY 20, 2015 9:00 A.M.
PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

Joshua J. Skarsgard, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, Planner

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Joshua J. Skarsgard, Esq.
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.*

INTERPRETER REQUIRED:

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|----|-------------------------|-------------------------|---|
| 1. | *IR* 15ZHE-80004 | Project# 1010337 | CRYSTAL MEDINA (Project# 1010337, AGENT) requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a proposed patio cover in the rear yard setback area for all or a portion of Lot 49A-P1, Block 1, DESERT GARDENS zoned R-T, located on 7901 SCOTTISH BROOM RD SW (L-10) |
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OLD BUSINESS:

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| 2. | 14ZHE-80149 | Project# 1010118 | STEPHEN SALETTA requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow a proposed coffee kiosk with drive up window for all or a portion of Lot RA-1, MENAUL DEVELOPMENT AREA zoned M-1, located on 2007 CANDELARIA RD NE (H-15) |
| 3. | 14ZHE-80198 | Project# 1010199 | MARIA ELENA MAESTAS requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE request of 10' to the required 15' rear yard setback to allow a proposed new construction for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on 1459 VALLE LA NW (G-13) |
| 4. | 14ZHE-80199 | Project# 1010199 | MARIA ELENA MAESTAS requests a special exception to Section 14-16-2-6(D)(2)(a)(2): a VARIANCE request of 8' to the required 50' width to allow a proposed lot for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on 1459 VALLE LA NW (G-13) |

5. **14ZHE-80294** **Project# 1010310** **JUAN MONTOYA (ROBBIE CHILDS, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the maximum height of 3' allowed for a wall in the front yard setback. for all or a portion of Lot 15, Block 12, PARKLAND HILLS ADDN zoned R-1, located on **515 GRACELAND DR SE (L-17)**

NEW BUSINESS:

6. **14ZHE-80301** **Project# 1010316** **DARLY G. BARKLEY** requests a special exception to Section 14-16-2-6(B)(7): a CONDITIONAL USE to allow Health Care Services as a home occupation for all or a portion of Lot 10, Block 8, VOLCANO CLIFFS UNIT 4 zoned R-1, located on **6721 SEVILLE PL NW (D-10)**
7. **15ZHE-80001** **Project# 1010334** **SHASTA BIRKEY (HILLTOP LANDSCAPE ARCHITECTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow a 4'6" wall 11' from back of sidewalk for all or a portion of Lot 24A, Block 1, TIERRA DEL ESTE zoned SU-1 PRD, located on **1604 VILLA SANDIA RD NE (J23)**
8. **15ZHE-80002** **Project# 1010335** **JOSHUA ZOLLWEG** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a carport in the required front setback area for all or a portion of Lot 11, Block 54, PARKLAND HILLS ADDITION zoned R-1, located on **4934 PALO ALTO AVE SE (L17)**
9. **15ZHE-80003** **Project# 1010336** **ELIZABETH A. TAFOYA (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback for all or a portion of Lot 41, NORTH 12TH STREET ADDN zoned R-1, located on **1328 ARVILLA AVE NW (G13)**
10. **15ZHE-80005** **Project# 1010338** **JAMES C. DUNCAN** requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow for the sale of alcoholic drink, and incidental retail sales of other items for off-premise consumption for all or a portion of Lot A, HOLLY PLACE zoned SU-2 M-1 OR SU-2 RC, located on **5920 HOLLY AVE NE SUITE E (C-18)**
11. **15ZHE-80006** **Project# 1010339** **LAURA, BRUZZESE** requests a special exception to PG. 94 DNA SDP (I)(1): a VARIANCE request of 1 off-street parking to the required 1 space for an existing residential dwelling for all or a portion of Lot B, Block 11, PEREA ADDN zoned SU-2 DNA-SF, located on **1225 ROMA AV NW (J-13)**
12. **15ZHE-80007** **Project# 1010339** **LAURA, BRUZZESE** requests a special exception to PG. 92 DNA SDP (D)(2): a VARIANCE request of 1800 square feet to the required 5000 square feet for a proposed lot split for all or a portion of Lot B, Block 11, PEREA ADDN zoned SU-2 DNA-SF, located on **1225 ROMA AV NW (J-13)**
13. **15ZHE-80009** **Project# 1010341** **TOFEL CONSTRUCTION (KEVIN COBOS, AGENT)** requests a special exception to Section 14-16-2-6(B)(4): a CONDITIONAL USE to allow a construction office in conjunction with the project at 1301 4th St. NW for all or a portion of Lot 19, Block 4, ROMERO ADDITION zoned S-R, located on **410 KINLEY AVE NW (J-14)**
14. **15ZHE-80010** **Project# 1010342** **MAUDE NIELSEN (POSITIVE ENERGY, INC., AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the required front yard setback area for all or a portion of Lot 10, Block 18, HEIGHTS RESERVOIR ADDN zoned R-3, located on **4603 MARQUETTE AVE NE (K-17)**
15. **15ZHE-80011** **Project# 1010343** **JOSEF MIKULAS** requests a special exception to Section 14-16-3-3(B)(e): a VARIANCE of 5'3" to the 10' required separation for a proposed accessory structure for all or a portion of Lot 49-P1, Tract(s) Unit 1, THE BOULDERS zoned R-LT, located on **9627 BASALT PEAK DR. NW (B10)**

16. **15ZHE-80012** **Project#** **365 BREWING AND DISTILLING COMPANY, LLC** requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow retail sales of package alcohol for off-premise consumption for all or a portion of Lot 1A, MENAUL DEVELOPMENT AREA zoned M-1, located on **2921 STANFORD DR NE (H-16)**
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